



Neighborhood Stabilization Program (NSP) RENTAL GUIDELINES

Thank you for your interest in a Valley Oak Property Management Neighborhood Stabilization Program (“NSP”) home. For homes available through the NSP (Program through HUD and the American Recovery and Reinvestment Act of 2009) the following additional guidelines apply. Please carefully review the following additional NSP guidelines before submitting you application.

General Guidelines

1. You must submit a legible copy of a social security card or a stamped letter from the Social Security Administration, verifying the social security number, for each occupant of the home.
2. 2 Years most recent tax returns.
3. Most recent bank statements for all assets of each applicant.
4. Completed and signed Tenant Income Certification Questionnaire
5. Affirmative Action Information (this is voluntary and not required to be considered for housing)

Income Guidelines

1. Gross annual household income must not exceed the following amounts based on household size:

<u>Household Size</u>	<u>Max Income</u>	<u>Household Size</u>	<u>Max Income</u>
1	\$61,260	5	\$94,500
2	\$70,020	6	\$101,520
3	\$78,780	7	\$108,480
4	\$87,480	8	\$115,500
2. Total monthly rent and monthly utility allowance cannot exceed 30% of the gross monthly household income. Monthly utility allowances vary depending upon the specific property. Please contact our office to determine the actual utility allowance of the NSP home you are applying for.

Annual Guidelines

1. Applicants who are approved and become tenants must recertify and qualify for the NSP home on an annual basis. The applicant agrees to provide the items required above in order to complete this recertification.

THE FOREGOING ARE THE MINIMUM REQUIREMENTS THAT AN APPLICANT MUST FULFILL TO QUALIFY TO RENT A NSP PROPERTY MANAGED BY VALLEY OAK PROPERTY MANAGEMENT. IF YOU DO NOT AGREE WITH ANY OF THE FOREGOING, PLEASE DO NOT SUBMIT AN APPLICATION.

I hereby irrevocably authorize Valley Oak Property Management to keep a copy of the application and all documents submitted. Your signature is your agreement to the above.

Applicant Signature: _____ Date: _____

AFFIRMATIVE ACTION INFORMATION

(This section is voluntary and not required to be considered for housing)

Applicants are considered for housing without regard to sex, marital status, race, creed, religion, age, familial status, physical, or mental handicap, color or national origin.

To help us comply with Federal and State recordkeeping, reporting, and other legal requirements, please check the appropriate boxes below.

RACE (Head of Household)

- 1 – White
- 2 – Black or African American
- 3 – American Indian or Alaska Native
- 4 – Native American or Other Pacific Islander
- 5 – Asian
- 6 – Other

ETHNICITY (Head of Household)

- 1 – Hispanic or Latino
- 2 – Non Hispanic of Latino

Property _____ Applicant’s Last Name _____ Initials _____